

# **PLAN OF SERVICES FOR PROPERTY EAST OF MANCHESTER HIGHWAY**

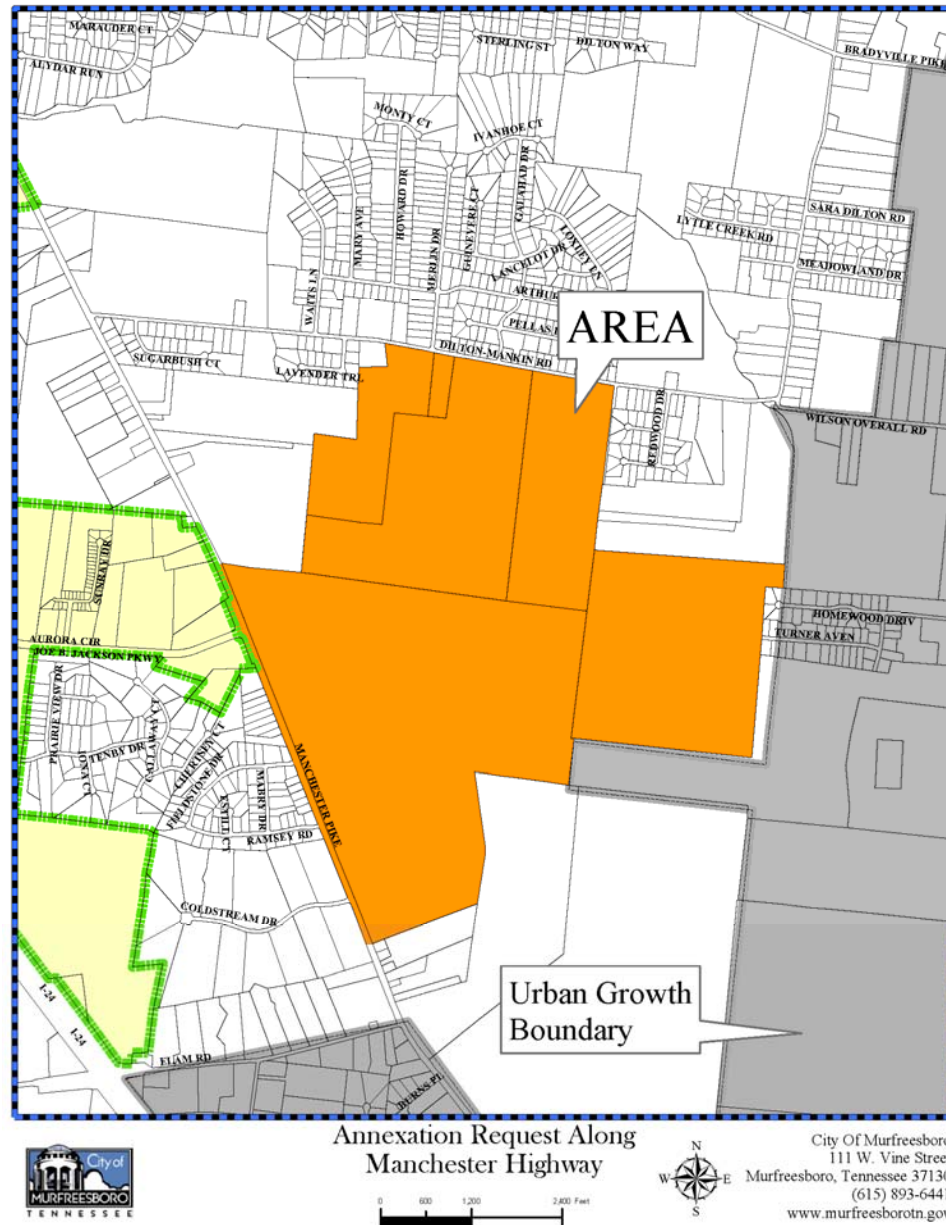


PREPARED FOR THE  
MURFREESBORO PLANNING COMMISSION  
October 4, 2006

## INTRODUCTION

The areas of interest in this feasibility study are along the east side of Manchester Highway, just south of Dilton-Mankin Road. The study area, approximately 718 acres, includes six parcels and Manchester Highway right-of-way. The parcels are identified on tax map 126 as parcels 54, 55, 55.01, 55.02, 55.03, and 55.04. Also included in the study are 5,398 linear feet, or 10 acres, of Manchester Highway right-of-way.

The applicant, the Jones Foundation, has also requested a zoning classification of PUD (Planned Unit Development) for the subject parcel simultaneous with annexation. The property owners are William Ransom Jones, John B. Mankin, J. Paul Vaughn, and the Rebecca and Jennings Jones Foundation. The property is within the City of Murfreesboro's Urban Growth Boundary and contiguous with current city limits.



### **FIRE PROTECTION**

The Murfreesboro Fire Department will begin providing fire protection and medical first responder service to the study area immediately upon the effective date of annexation.

### **WATER SERVICE**

There is a 20-inch Consolidated Utility District (CUD) water line along Joe B. Jackson, which is sufficient to serve the properties both as proposed and in their current state. It will be the responsibility of the developer to extend water service.

### **SANITARY SEWER SERVICE**

Murfreesboro Water and Sewer Department (MWSD) currently does not have sanitary sewer available to serve the properties. All on and off-site sewer main improvements are to be installed by the developer and all off-site easements are to be acquired by the developer in accordance with the development policies and procedures of the Murfreesboro Water & Sewer Department.

### **POLICE PROTECTION**

The Murfreesboro Police Department will begin providing services to the study area immediately upon the effective date of annexation.

### **ELECTRIC SERVICE**

The property is within Murfreesboro Electric Department's (MED) Service Boundary Agreement with Middle Tennessee Electric Membership Cooperation (MTEMC). MED will serve this property from an existing overhead line along Joe B. Jackson Parkway. A new line will be constructed along Manchester Highway. MED will start planning to serve the properties as soon as annexation becomes effective.

### **STREET LIGHTING**

According to MED, street lighting will be extended along the frontage of Manchester Highway and throughout the study area as development occurs.

### **SOLID WASTE COLLECTION**

The city will provide weekly curbside solid waste collection service immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. The initial day of service for the residential properties will be Monday, while the commercial properties will be served on Mondays and Thursdays.

### **STREETS AND ACCESS**

The study area currently has access to Manchester Highway (a major arterial and State Highway) and to Dilton-Mankin Road (a community collector). Joe B. Jackson (a major arterial) currently dead-ends at the properties. This development must accommodate the elements of the Major Thoroughfare Plan. A traffic study is to be prepared by the developer prior to development will be required to determine specific roadway improvement requirements with respect to timing, lanes, and etc.

### **RECREATION**

The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro and attend Murfreesboro Elementary Schools and receive free or reduced lunches also receive free or reduced recreational fees.

### **CITY SCHOOLS**

The Murfreesboro City School system serves grades kindergarten through 6th and is offered to students who are within the jurisdiction of the City of Murfreesboro. The subject area will be within the Black Fox school zone.

### **PLANNING, ENGINEERING AND ZONING SERVICES**

The property will come within the city's jurisdiction for planning and engineering immediately upon the effective date of annexation.

### **ANNEXATION FOLLOW-UP**

The Murfreesboro City Council will also be responsible for ensuring that this property will receive city services described in this plan. According to Public Chapter 1101 passed by the Tennessee Legislature, six months following the effective date of annexation, and annually thereafter until all services have been extended, a progress report is to be prepared and published in a newspaper of general circulation. This report will describe progress made in providing city services according to the plan of services and any proposed changes to the plan. A public hearing will also be held on the progress report.

### **BUILDING AND CODES**

The property will come within the city's jurisdiction for code enforcement immediately upon the effective date of annexation.

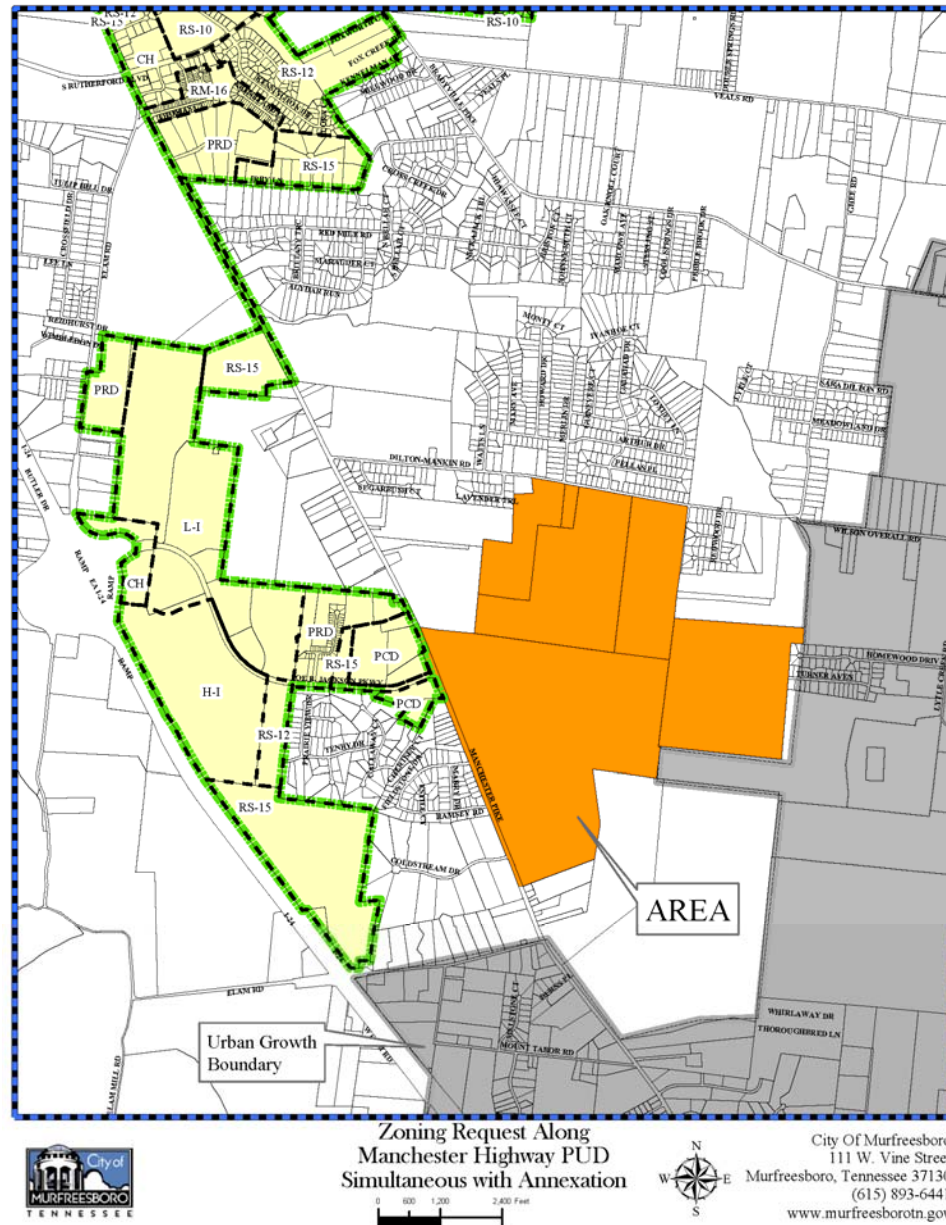
### **GEOGRAPHIC INFORMATION SYSTEMS**

The property is within the area photographed and digitized as part of the city's Geographic Information Systems (G.I.S.) program.

**ANNEXATION FEASIBILITY STUDY WITH  
APPENDICES FOR AN AREA EAST OF MANCHESTER  
HIGHWAY**

## ZONING

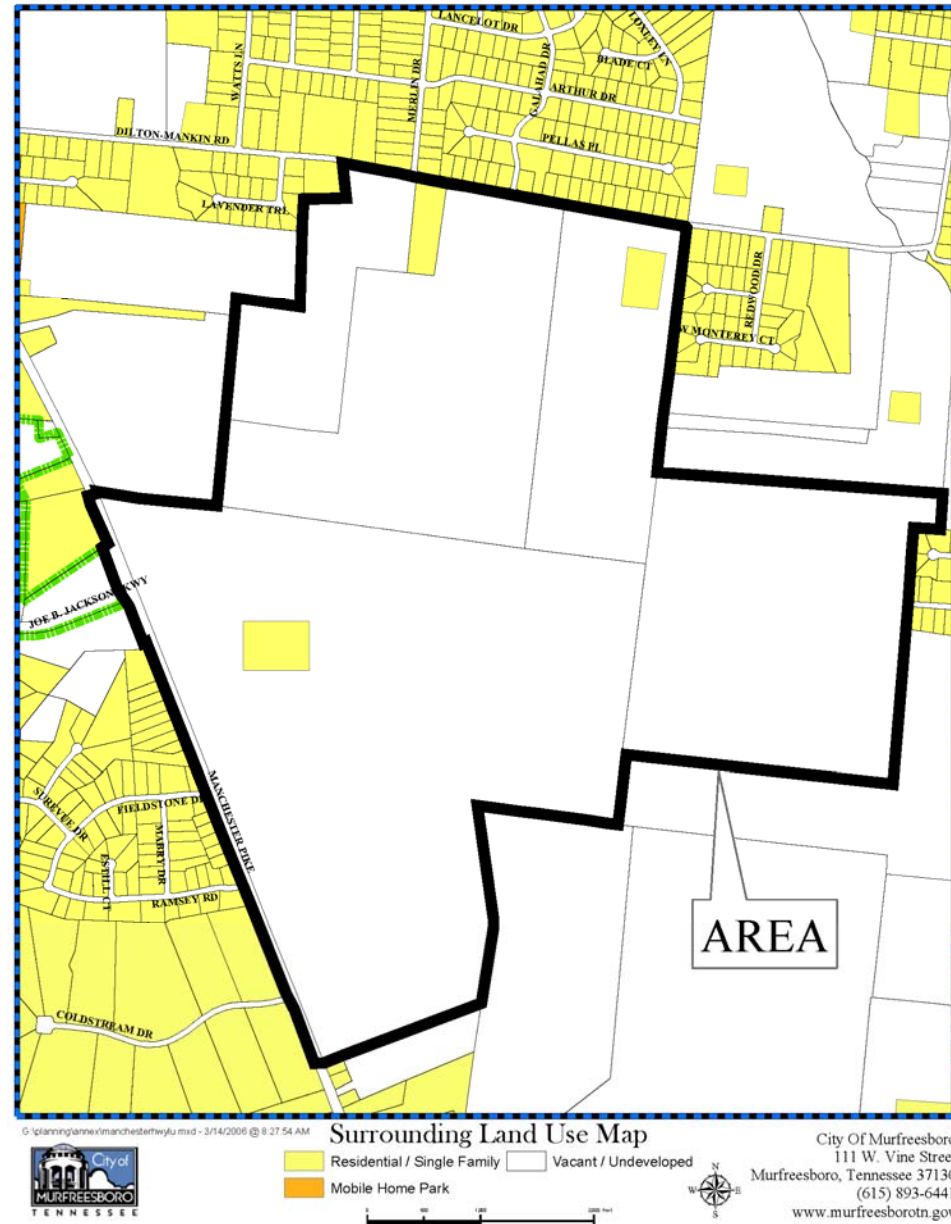
The properties requesting annexation are presently zoned R-15 for residential purposes under the county zoning regulations. The developers have requested PUD (Planned Unit Development) zoning for the subject parcel simultaneous with annexation. Approximately 310 acres will be devoted to single and multi-family residential uses. 166 acres will be a mixture of residential, office, and commercial uses. 101 acres are expected to be used for solely commercial uses. And five acres are anticipated to be set aside for civic/ community services. It is projected that this PUD will consist of about 2,493 residential units.



## **PRESENT AND SURROUNDING LAND USE**

The area being considered for annexation is mostly undeveloped. The properties are, for the most part, currently being used for farming. Three single-family houses are located on the properties and the developer's plans do not show them remaining as part of the development.

A city single-family subdivision is located to the west (the developing Everbrite Pointe Subdivisions). There are also county single-family residential subdivisions to the west (Magnolia Trace), to the east (Crossings at Lytle Creek), and to the north (Rushwood and Watts Farm) of the study area. Hale's mobile home park is just west of the properties. Interstate 24 is to the southwest of the property.



## ANALYSIS OF CITY SERVICES

### **POLICE PROTECTION**

The Murfreesboro Police Department will begin providing services such as patrol, criminal investigation, community policing, traffic operations, canine, DARE and other community crime prevention programs to the subject parcels immediately upon the effective date of annexation. The Police Department feels that this area will have no negative impact on its ability to provide services. No additional costs to the department are expected.

### **POPULATION**

Two single-family houses and two tenant houses with an estimate population of ten are currently located on the properties.

### **ELECTRIC SERVICE**

Murfreesboro Electric Department (MED) will provide service to this area. MED has an exiting overhead line on Joe B. Parkway which will be extended to this property and a new electric line will be built on Manchester Highway. MED can support this annexation.

### **STREET LIGHTING**

According to MED, street lighting will be extended along Manchester Highway and throughout the study area as development occurs.



## **STREETS AND ACCESS**

The study area currently has access to Manchester Highway (a major arterial and state highway) and to Dilton-Mankin Road (a community collector). Joe B. Jackson (a major arterial) currently dead-ends at the properties. Access points and on-site circulation for future development will be reviewed during the subdivision review process, as new streets are platted. Any new roads associated with development of the property must adhere to the city's Standard Street Specifications.

The City of Murfreesboro will be reimbursed at a rate of \$0.14 per square yard of state highway maintained on Manchester Highway, which would equal approximately \$6,776 annually.

The City's Major Thoroughfare Plan shows the widening of Manchester Highway to a three and five lane curb and gutter. The Major Thoroughfare Plan also shows the upgrade of Dilton-Mankin Road to a 3 lane curb and gutter. Another element of the Major Thoroughfare Plan is the extension of Joe B. Jackson Parkway to Woodbury Highway with a five lane roadway. This roadway will dissect the study area. The development of the study area must accommodate the elements of the Major Thoroughfare requirements. A traffic study is to be prepared by developer will be required to determine specific roadway improvement requirements with respect to timing, lanes, and etc prior to development.

## **SOLID WASTE COLLECTION**

According to the Solid Waste Department, weekly curbside solid waste collection for the property will be available immediately upon the effective date of annexation, as well as brush/debris removal every two to three weeks. As the properties currently exist, the Solid Waste Department will be responsible for providing three carts costing \$165 (\$55 per cart). If the property is developed as proposed and each residential unit receives a cart, then it will cost the department \$141,275 (\$55 for carts and \$40 per hour of service). Pick-up for the residential customers will initially occur on a Monday route; and commercial customers served by the city will be served on Mondays and Thursdays. To serve this entire proposed development, the solid waste department will ultimately need two additional auto side loaders, which currently cost \$500,000. The solid waste department would also need two new employees, with a combined base salary totaling \$54,000 per year. Some of the commercial and multi-family aspects of this development will be served by private companies. The development will happen over a period of years and the City will review its budget annually.

## **CITY SCHOOLS**

The Murfreesboro City School (MCS) system serves grades kindergarten through 6<sup>th</sup> and is offered to students who are within the jurisdiction of the City of Murfreesboro. MCS has indicated that the subject property will be located within the Black Fox school zone. Approximately 500 new students will be expected upon completion of the entire proposed development which will not be immediate. This impact is significant and is not currently within the capability of MCS to accommodate.

## **RECREATION**

The study area will have immediate availability to Murfreesboro's Parks and Recreation facilities. Currently Murfreesboro has two multi-purpose facilities, one community center, a wilderness facility, over 1,000 acres of parks, a network of greenways, and recreational sports. These facilities and programs are wholly funded by the Murfreesboro tax payers. Children who are residents of the City of Murfreesboro and attend Murfreesboro Elementary Schools and receive free or reduced lunches also receive free or reduced recreational fees.

## **GEOGRAPHIC INFORMATION SYSTEMS**

The study area is within the area photographed and digitized as part of the city's Geographic Information Systems (G.I.S.) program.

## **PLANNING AND ENGINEERING SERVICE**

The property will come within the city's jurisdiction for planning and engineering code enforcement immediately upon the effective date of annexation. As new development occurs, the Planning Commission will review all preliminary and final plats. Among other duties, the Planning and Engineering Department will inspect and monitor new construction of streets and drainage structures for compliance with the city's development regulations.

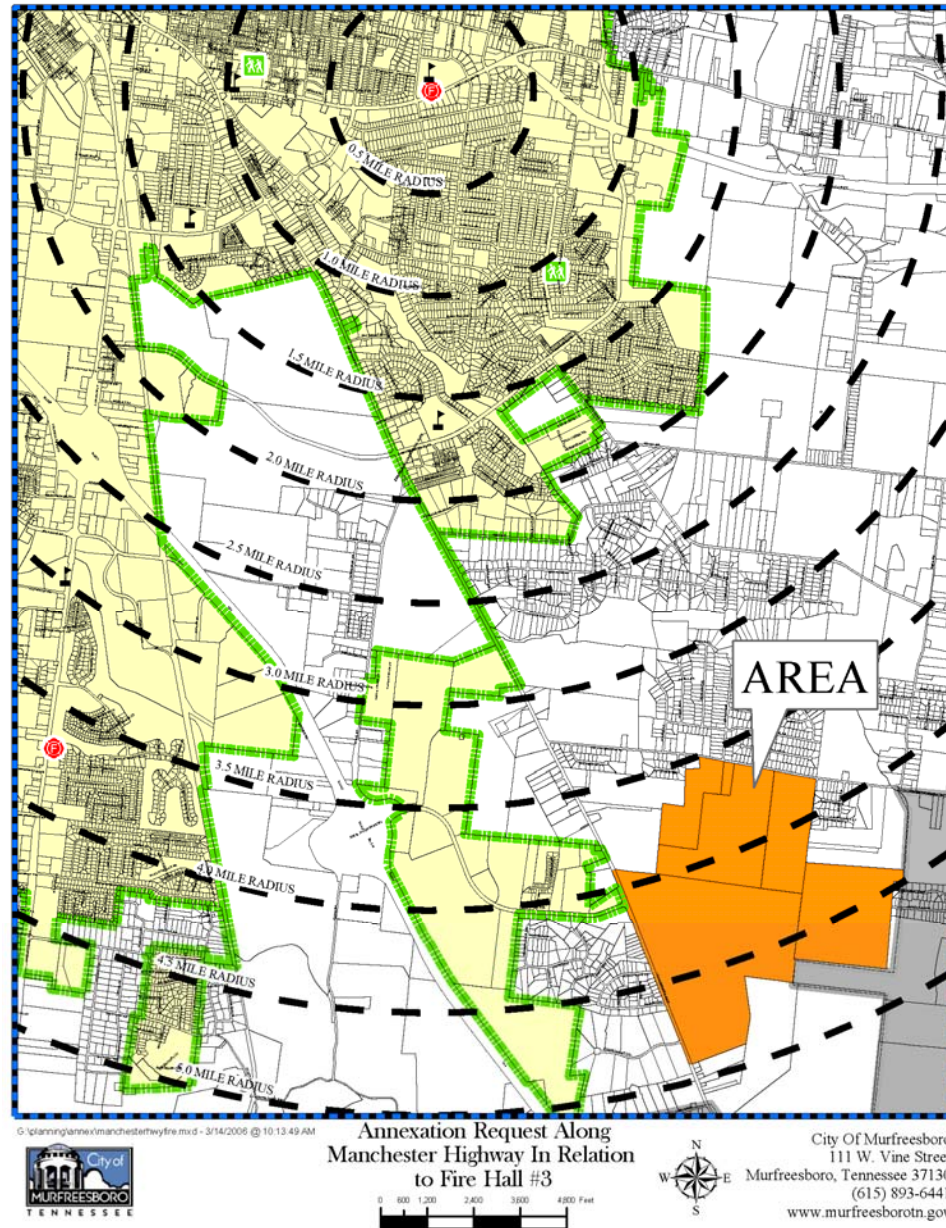
## **BUILDING AND CODES**

The properties will come within the city's jurisdiction for code enforcement immediately upon the effective date of annexation. The city's Building and Codes Department will begin issuing building and construction permits and enforcing the codes and inspecting new construction for compliance with the city's construction codes immediately upon the effective date of annexation. The Building and Codes Department will also ensure that any new signs associated with the development of the property comply with the Sign Ordinance. No additional costs are expected. A preliminary inspection by the Codes Department indicated there were various code violations such as substandard fences, abandoned vehicles and farm equipment, downed trees and brush, substandard out buildings, as well as miscellaneous debris.

## **FIRE PROTECTION**

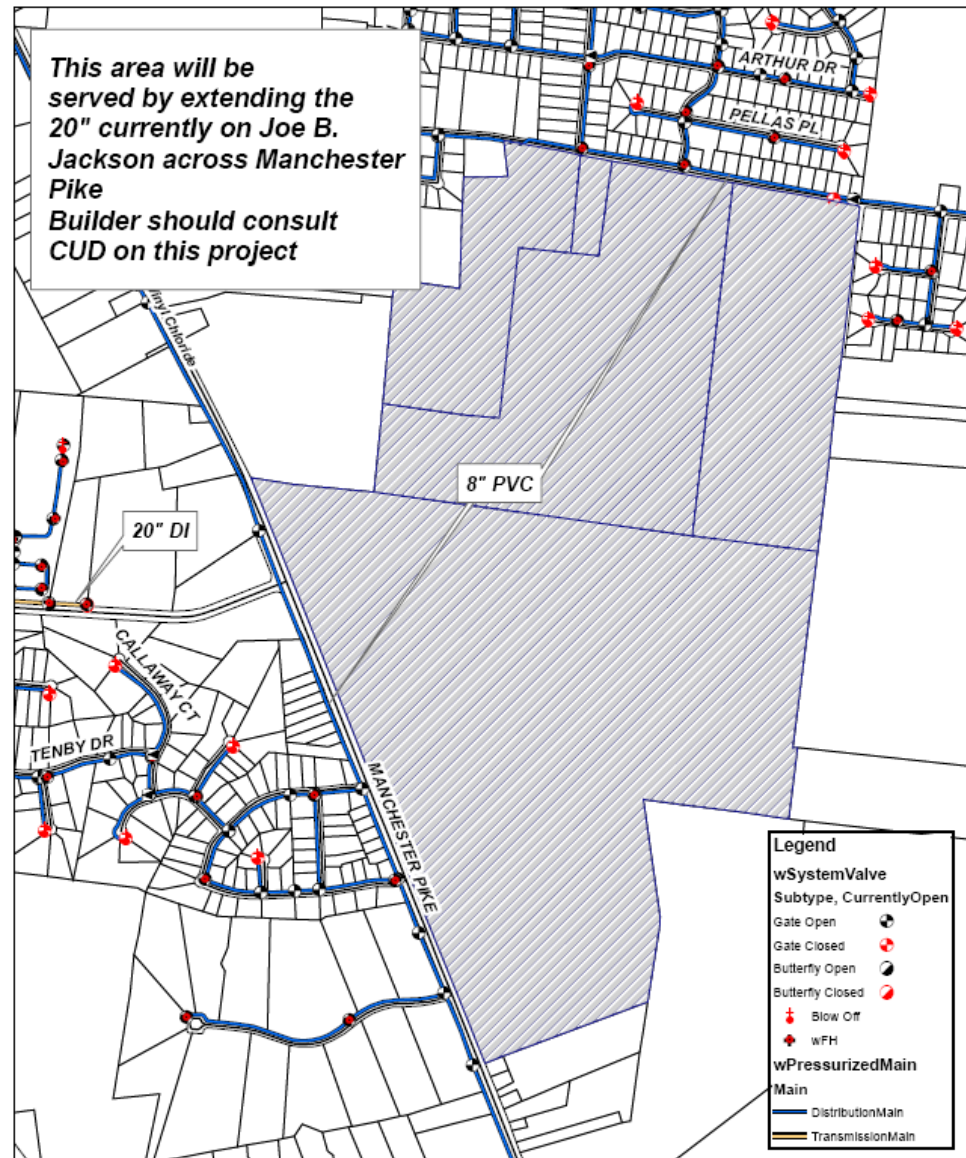
According to a memo from the Fire Department dated March 8, 2006, this annexation will have no negative impact on the Murfreesboro Fire Department (MFD). The MFD will provide fire protection with a full-time, professional staff as well as medical first responder service. Two fire hydrants will need to be installed by the developer to serve the existing homes. Additionally, upgrades to the entrance of 4429 Manchester Highway must be made to accommodate the heavy equipment used by the MFD.

Any development on the site must provide adequate fire flows and install water lines and fire hydrants per the Murfreesboro Water and Sewer Department policies and procedures. Current guidelines recommend fire hydrants be 500' apart. There is a 20-inch CUD water line along Joe B. Jackson Parkway that is able to provide adequate fire flows for fire protection to the study area. The closest fire station to the subject tract is Fire Station 3, located more than 5 miles south of the study area on Mercury Boulevard. The fire department is currently in the process of identifying a site in the general area for a fire station.



## WATER SERVICE

The study area is in the Consolidated Utility District (CUD) service area. A 20-inch water line runs along Joe B. Jackson Parkway. This line will need to be extended further along Joe B. Jackson then across Manchester Highway to the properties. This line is adequate for providing domestic water service and for maintaining the proper fire flows for the proposed development. It will be the responsibility of the developer to extend water service into the subject property. Any new water line development must be done in accordance with the Development Policies and Procedures of the Murfreesboro Water and Sewer Department.



Map 126  
Annexion Information

1 inch equals 1,025.56 feet

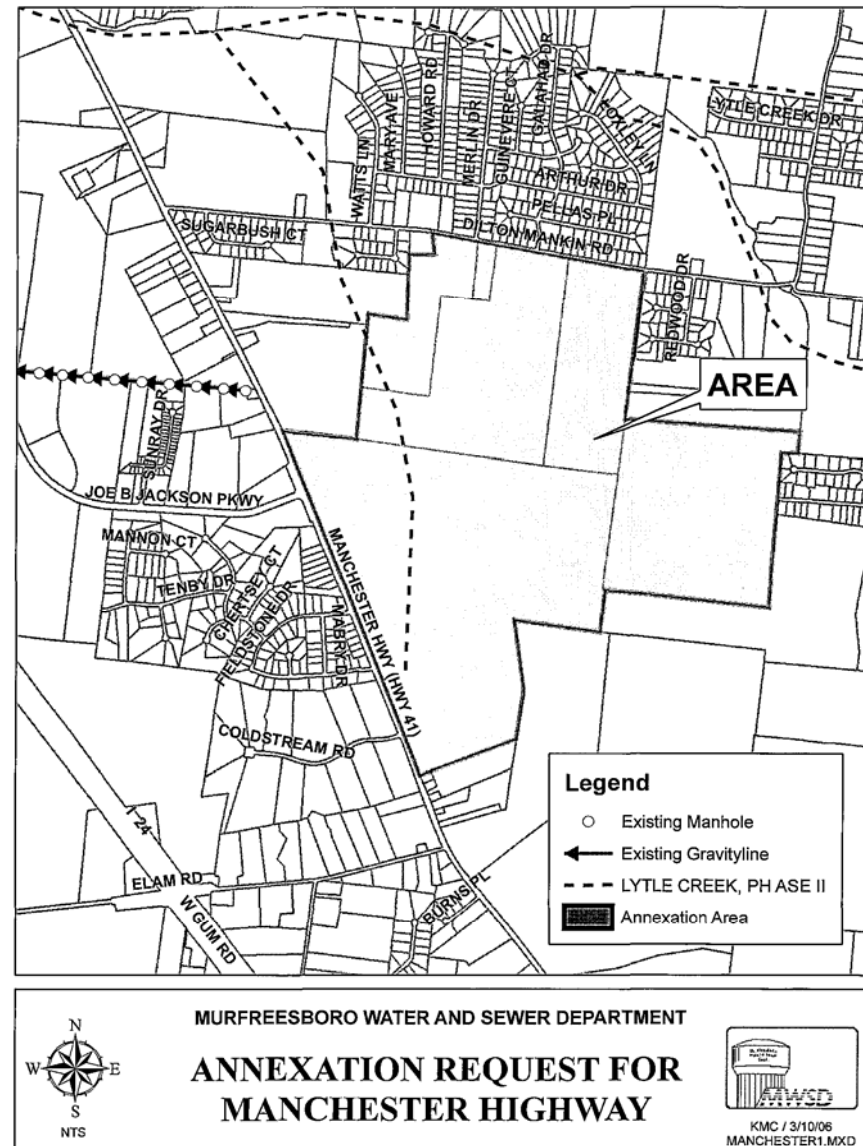




## SANITARY SEWER SERVICE

Sanitary sewer is currently does not border the study area; therefore it is not available to serve the properties. The Wastewater Facilities Plan indicates the properties are to be served by the medium and long term Lytle Creek Improvements 63-1 through 63-3, 63 B-1 and 63 B-2. Until the improvements are made, a temporary pump station, placed at the northwest corner of the area, and force main can serve the area. The force main would extend to an existing 12" gravity sewer main west of Manchester Highway. The pumping station and force main need to be sized to handle all anticipated post-developed flows up stream of the pumping station within the drainage basin. The property is in the Buchanan/Elam Road Sanitary Sewer Assessment District.

All on and off-site sewer main improvements are to be installed by the developer and all off-site easements are to be acquired by the developer. The MWSD will not accept or review construction drawings until such time as an executed easement document or written agreement between the developer and grantor is presented to the department, or city council approves exercising eminent domain for all required water and sewer easements.

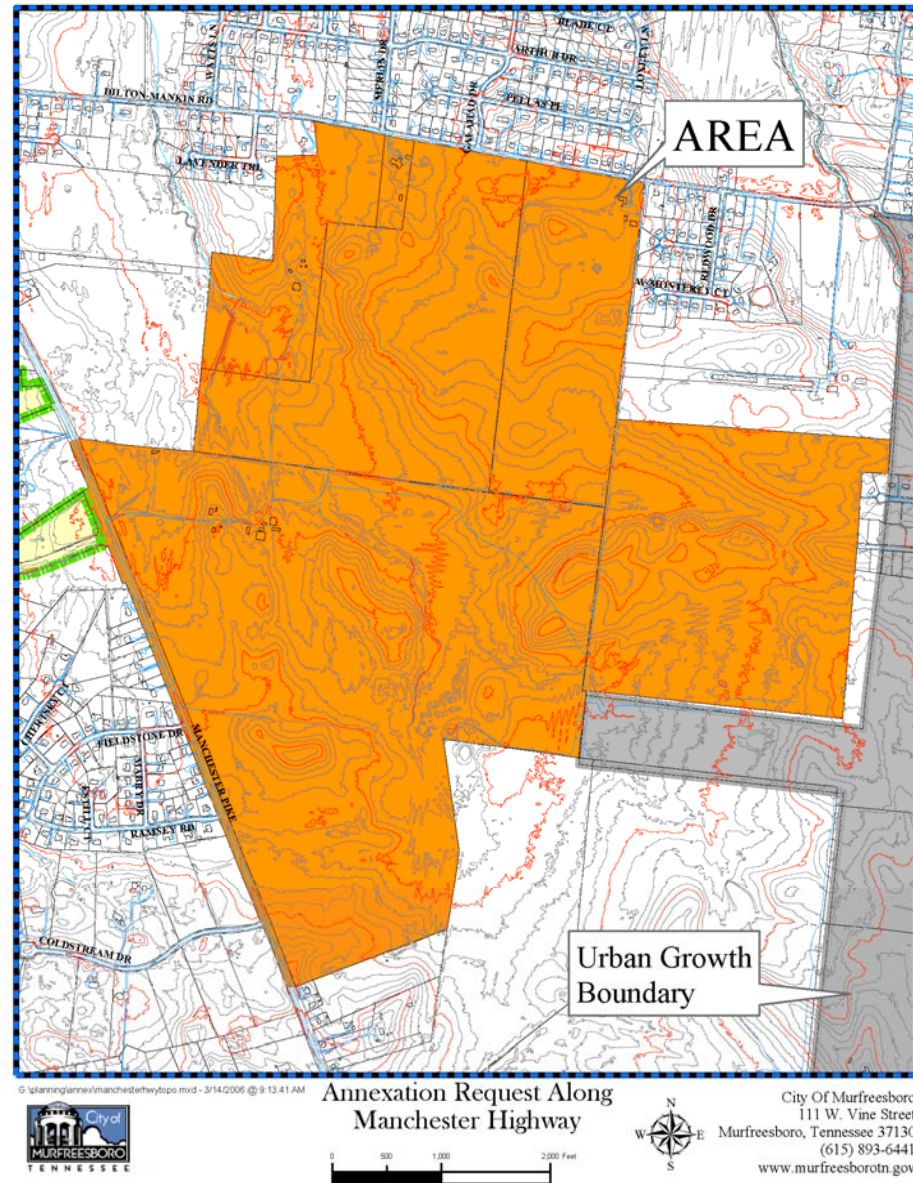


## DRAINAGE

According to information provided by the City Engineer, the area generally drains to the northwest into Lees Spring Branch of Lytle Creek. A small portion of the eastern part of the study area appears to drain eastward into Lytle Creek. Detention and/or consent to drain will be required with future development plans.

A review of local maps indicates that numerous closed depressions, sinkholes, sinking streams and other karst features exist in and adjacent to the study area. Permits from the State may be required for modifications to these features in conjunction with the development plans. In addition, plans for any development should consider the impact on these features.

Maps also indicate the likely presence of wetlands and/or streams, which may be waters of the State and would be regulated by the State. Permits may be required for modifications to the aquatic resources in conjunction with development plans. In addition, it appears that the contributing drainage area of some of the streams exceeds 100 acres and others may be classified as waters of the State. In accordance with the proposed Water Quality Protection Area ordinance, an undisturbed zone of 35 to 50 feet may be required along these features as development plans are reviewed.

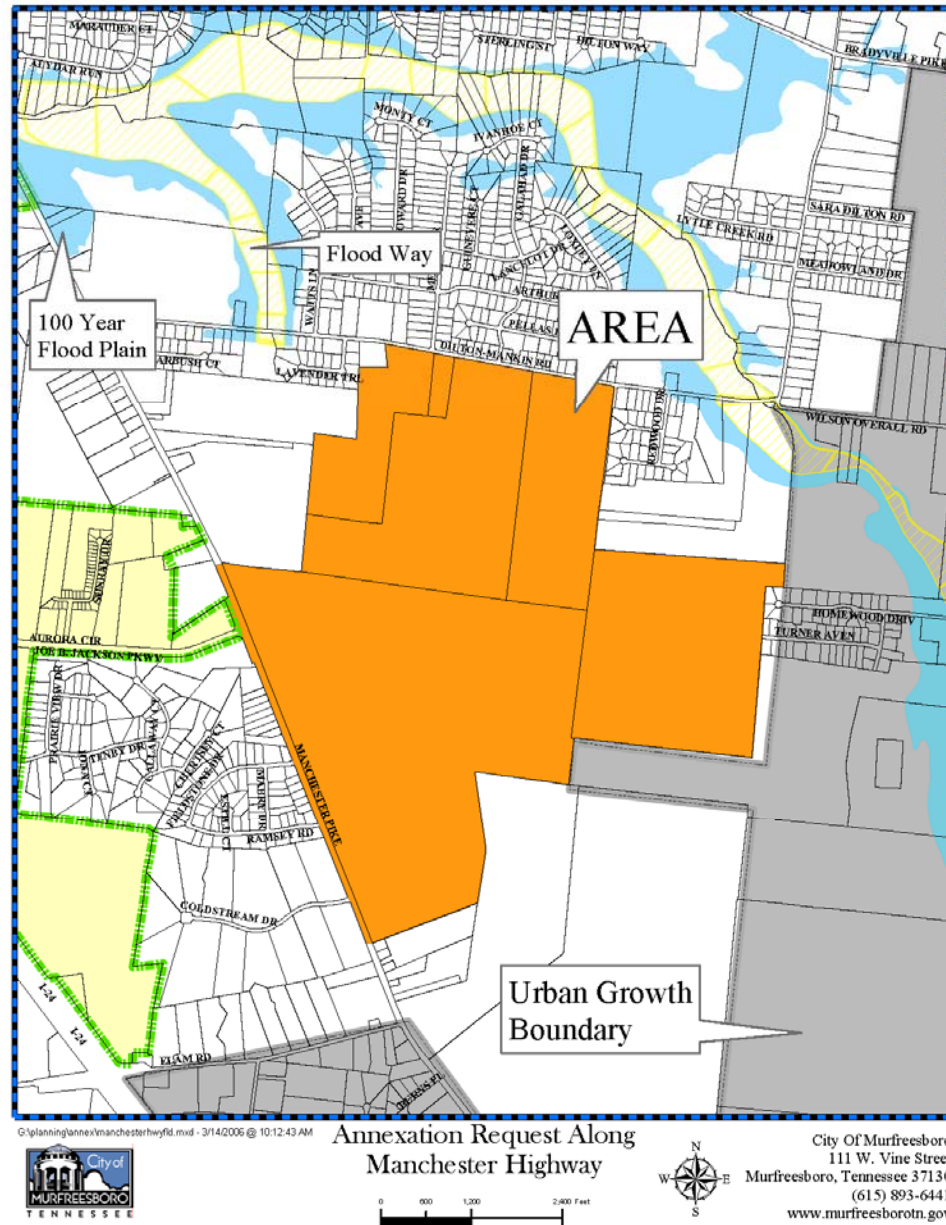


The red lines on this map represent 10' contours. The black lines are 2' intervals.

## FLOODWAY

Lytle Creek and its floodway and Lees Spring Branch and its floodway are located to the north of the study area.

Nearly all of the subject area lies within the Lees Spring Branch watershed. Lees Spring Branch is state and federally recognized as impaired water (habitat loss and excessive sediment). Stormwater concept and management plans must detail water quality impacts to result from land development. Approximately fifty percent of the acreage is overlain by silty-loam soils and offers good opportunity for infiltration of storm water. Development designs should maintain existing site hydrology insofar as possible.



## **TAXES AND REVENUE**

The first city tax bill for all property annexed will be due the calendar year after the year it is annexed. City taxes are calculated upon the property appraisal and assessment of the Rutherford County Property Assessor's Office. The tax rate for the City of Murfreesboro is \$1.4070/\$100.00 assessed value. Residential property is assessed at a rate of 25% of its appraised value and commercial property is assessed at a rate of 40% of its appraised value. Table I below shows total assessment and estimated city taxes that would be collected, if the property were to be annexed in its present state.

***Table I***  
***Estimated Taxes from Site***

<b>Owner of Record</b>	<b>Acres</b>	<b>Land Value</b>	<b>Improvements Value</b>	<b>Total Assessment</b>	<b>Estimated City Taxes</b>
Mankin John B ETUX	72	\$151,862	\$96,400	\$248,262	\$873
Jones William Ransom	325	\$1,991,200	\$50,600	\$2,041,800	\$7,182
Vaughan J Paul ETUX	5	\$52,500	\$202,800	\$255,300	\$898
Jennings & Rebecca Jones	138	\$196,570	\$0	\$196,570	\$691
Jennings & Rebecca Jones	120	\$210,549	\$0	\$210,549	\$741
Vaughn J Paul Properties	48	\$52,120	\$0	\$52,120	\$183
<b>TOTAL</b>	<b>708</b>	<b>\$2,654,801</b>	<b>\$349,800</b>	<b>\$3,004,601</b>	<b>\$10,569</b>

These figures are for the property in its current state. The parcels owned by John Mankin, the Jennings and Rebecca Jones Foundation, and Paul Vaughn are identified by the Rutherford County Property Assessor's office as Greenbelt. This status results in significant tax savings to the property owner as long as the property remains on the Greenbelt tax rolls. When the property is removed from the Greenbelt tax rolls, the owner must pay three years of roll back taxes. Annexation does not affect the Greenbelt status of the property.

It is impossible to determine the exact amount of taxes that will be generated by the future commercial development of this property, but it is expected that the revenue generated will be significant.



The City of Murfreesboro is also projected to receive additional revenue from state-shared taxes. Table II below shows the 2005-2006 per capita state revenue estimates for the City of Murfreesboro.

**Table II**  
***Per Capita State Revenue Estimates***

<b>General Fund</b>	<b>Per Capita Amount</b>
State Sales Tax	\$71.39
State Beer Tax	\$0.52
Special Petroleum Products Tax (Gasoline Inspection Fee)	\$2.20
Gross Receipts (TVA in-lieu taxes)	\$7.00
<i>Total General Revenue Per Capita</i>	<i>\$81.11</i>
<b>State Street Aid Funds</b>	<b>Per Capita Amount</b>
Gasoline and Motor Fuel Taxes	\$28.49
<b><i>Total Per Capita (General and State Street Aid Funds)</i></b>	<b><i>\$109.60</i></b>
<b>Total State-Shared Revenues (based on 6,034 residents at full build-out with an average 2.42 persons per dwelling unit)</b>	<b>\$661,326</b>

The per capita state revenue estimates apply only to new residents and will only be available after a certified census takes place. Per capita state revenues vary and are adjusted by the state annually.





## APPENDIX A

[Letters from property owners requesting annexation]



July 27, 2006

Mr. Joseph Aydelott  
Planning Director  
City of Murfreesboro  
Planning and Engineering Department  
111 West Vine Street  
P.O. Box 1139  
Murfreesboro, Tennessee 37133-1139

**RE: JONES FOUNDATION MASTER DEVELOPMENT PLAN**

Dear Mr. Aydelott:

Please accept this correspondence as certification that my property is to be included in the Request for Annexation into the City of Murfreesboro and the proposed Jones Foundation Master Development Plan Rezoning Application. On behalf of the Rebecca and Jennings Jones Foundation, I have reviewed the plans and have been given permission to submit it for rezoning. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Paul Vaughan', with a stylized, flowing script.

J Paul Vaughan, General Partner  
J Paul Vaughan Properties  
2923 Dilton-Mankin Rd.  
Murfreesboro, TN 37127

J Paul Vaughan  
2923 Dilton-Mankin Rd.  
Murfreesboro, TN 37127

July 27, 2006

Mr. Joseph Aydelott  
Planning Director  
City of Murfreesboro  
Planning and Engineering Department  
111 West Vine Street  
P.O. Box 1139  
Murfreesboro, Tennessee 37133-1139

**RE: JONES FOUNDATION MASTER DEVELOPMENT PLAN**

Dear Mr. Aydelott:

Please accept this correspondence as certification that my property is to be included in the Request for Annexation into the City of Murfreesboro and the proposed Jones Foundation Master Development Plan Rezoning Application. On behalf of the Rebecca and Jennings Jones Foundation, I have reviewed the plans and have been given permission to submit it for rezoning. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'J Paul Vaughan', with a stylized, flowing script.

J Paul Vaughan, Managing Director  
Rebecca and Jennings Jones Foundation  
2923 Dilton-Mankin Rd.  
Murfreesboro, TN 37127

July 27, 2006

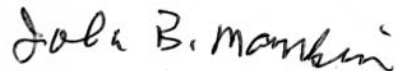
Mr. Joseph Aydelott  
Planning Director  
City of Murfreesboro  
Planning and Engineering Department  
111 West Vine Street  
P.O. Box 1139  
Murfreesboro, Tennessee 37133-1139

**RE: JONES FOUNDATION MASTER DEVELOPMENT PLAN**

Dear Mr. Aydelott:

Please accept this correspondence as certification that my property is to be included in the Request for Annexation into the City of Murfreesboro and subject to the proposed Jones Foundation Master Development Plan Rezoning Application. I have reviewed the plans and have given Mr. Paul Vaughan permission to submit our property as a part of the Request for Annexation and the overall Master Development Plan. Please feel free to contact me if you have any questions.

Sincerely,



John B. Mankin  
2525 Dilton Mankin Road  
Murfreesboro, TN 37127



July 27, 2006


Mr. Joseph Aydelott  
Planning Director  
City of Murfreesboro  
Planning and Engineering Department  
111 West Vine Street  
P.O. Box 1139  
Murfreesboro, Tennessee 37133-1139

**RE: JONES FOUNDATION MASTER DEVELOPMENT PLAN**

Dear Mr. Aydelott:

Please accept this correspondence as certification that my property is to be included in the Request for Annexation into the City of Murfreesboro and the proposed Jones Foundation Master Development Plan Rezoning Application. I have reviewed the plans and have given Mr. Paul Vaughan permission to submit our property as a part of the overall Master Development Plan. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in cursive script, reading "William Ransom Jones". The signature is written in dark ink and is positioned above the printed name.

William Ransom Jones  
P. O. Box 217  
Lascassas, TN 37085

## **APPENDIX B**

**[Correspondence with City of Murfreesboro Departments]**





205 North Walnut Street  
P. O. Box 9  
Murfreesboro, TN 37133-0009  
Office: 615-893-5514  
Fax: 615-904-9118  
[www.murfreesboroelectric.com](http://www.murfreesboroelectric.com)

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## *MEMORANDUM*

Date: November 20, 2006

To: Margaret Ann Ely – Planning Department, City of Murfreesboro

From: Mark Kimbell - Chief Engineer, MED

RE: Annexation Request for Property  
Manchester Highway – Parcel 54 from Map 126(72 acres), Parcel 55 from Map 126(325 acres), Parcel 55.01 from Map 126(5.10 acres), Parcel 55.02 from Map 126(138 acres), Parcel 55.03 from Map 126(120 acres), Parcel 55.04 from Map 126(47.88 acres)

Murfreesboro Electric Department submits the following information on the availability of electricity in the vicinity of the above subject annexation.

Property is inside MED's Service Boundary Agreement with MTEMC. MED has an overhead power line on Joe B. Jackson Parkway, which stops at the Manchester Highway where this annexation begins. MED will start planning to serve the annexation and make every effort to provide electricity to the site as quickly as possible after annexation is officially complete and development starts. A new electric line will need to be built on Manchester Highway from Joe B. Jackson Parkway.

City street lights will only be installed on the road frontage of the Manchester Highway that is annexed and to the customers of the above-mentioned annexation.

If you have any further questions, please call me at 494-0424, or e-mail me at [MKimbell@MurfreesboroElectric.com](mailto:MKimbell@MurfreesboroElectric.com).

Pc: Larry Kirk – General Manager, MED

Joseph Aydelott – City Planner, City of Murfreesboro

Margaret Ann:

This is in response to your memorandum of March 1, 2006. The proposed annexation would impact the Black Fox school zone. It could result in approximately 500 additional students, which currently could not be accommodated by Black Fox, which is near capacity with approximately 700 current students. This annexation is also a short distance from the county's Buchanan Elementary School. The degree to which residents of this area would choose to go there is unknown.

Please let me know if you need further information.

Chuck Arnold  
Finance and Administrative Services Director  
Murfreesboro City Schools  
615-893-2313  
615-243-7239 (Fax)  
chuck.arnold@cityschools.net

## Memorandum

To: Margaret Ann Ely, Planner

From: Joey Smith, Solid Waste

Date: March 7, 2006

Subject: Annexation Request along Manchester Highway

The annexation request for the 717.98 acres will not pose a problem for the Solid Waste Department to service. However, it will contain some cost for the 2,493 carts for the homes proposed to be built, it will cost \$137,115.00. It will take an additional 2 automotive side loaders to service this new development. The cost of the trucks is \$500,000.00. The additional homes will increase the Solid Waste Department labor force by two drivers. The average salary for these employees is \$27,000.00 per year. The Solid Waste Department cannot at the present determine a cost for carts in the commercial sector at the present time. The day of service for the residential customers will be on Monday. The commercial customers will be serviced on Monday and Thursday if they use the Solid Waste Department.

Margaret, thank you for allowing the Solid Waste Department input into the growth of the City of Murfreesboro. If you have any questions please call.


**Police Department**  
**W. GLENN CHRISMAN**  
 Chief of Police  
 (615) 849-2673  
 gchristman@ci.murfreesboro.tn.us



Creating a better quality of life

## MEMORANDUM

**TO:** Margaret Ann Ely

**FROM:** Chief Glenn Chrisman 

**DATE:** March 10, 2006

**SUBJECT:** Annexation Request for Property East of Manchester Highway

The annexation request for the property east of Manchester Highway will not affect this Department at the present time. I respectfully request proper access for emergency vehicles be included in the development of this property from Manchester Highway and Dilton Mankin Road to include proper left turn lanes and improvements of the roadway surface conditions if necessary.

Please keep me informed as developments or changes become effective. This property is located in **Police Zone # 126.**

If you have any questions, please contact my office.

WGC:sw

cc: Deputy Chief Randy Garrett  
 Assistant Chief Johnny Mosby  
 Gerald Lee - GIS



302 South Church Street • Murfreesboro, Tennessee 37130-3732 • Fax 615-848-3260  
[www.murfreesborotn.gov](http://www.murfreesborotn.gov)



# MURFREESBORO FIRE DEPARTMENT

220 NW BROAD STREET

MURFREESBORO, TENNESSEE 37130

KEN HONEYCUTT, FIRE MARSHAL

OFFICE: 615-893-1422      FAX: 615-848-3201

## MEMORANDUM

DATE: March 8, 2006

TO: Margaret Ann Ely

FROM: Ken Honeycutt, Fire Marshal /*KE*

SUBJ: ANNEXATION REQUEST EAST OF MANCHESTER HIGHWAY

This annexation request is more than five road miles from our nearest fire station located on Mercury Blvd., and may not receive an ISO class three insurance rating until a new station is located in this area. There are three single family structures currently located in the requested area that would require fire protection immediately after annexation. Two fire hydrants will be required to be installed immediately after annexation at locations approved by the Fire Marshals office. One existing fire hydrant will serve one of the homes. The cattle crossing located at the entrance to the Jones residence on Manchester Highway is not an acceptable point of access for the Murfreesboro Fire Department, and must be improved in order gain access to this home. At this time these homes are being served by one of the county volunteer fire departments. The Murfreesboro Fire Department is a paid full time professional fire department that can provide a faster response time, medical first responder service and fire protection. The Murfreesboro Fire Department is also better equipped and staffed to provide a higher level of service than currently exist. If you have any questions please call me at 893-1422.


xc: Deputy Chief Francis  
Gerald Lee, GIS



## Murfreesboro Water and Sewer Department

POST OFFICE BOX 1477  
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# MEMORANDUM

DATE: March 10, 2006  
TO: Margaret Ann Ely  
FROM: Valerie Smith, PE   
RE: Annexation Request for Property  
East of Manchester Highway

Pursuant to your request of March 1, 2006 we submit the following information on the availability of water and sanitary sewer and also storm water quality information in the vicinity of the subject annexation:

### WATER LINES

The subject annexation is within Consolidated Utility District's service area.

### SEWER LINES

Currently sanitary sewer is not available to the subject properties requesting annexation. Per the Wastewater Facilities Plan the proposed properties are to be served by the medium and long term Lytle Creek Improvements 63-1 through 63-3, 63 B-1 and 63B-2 as shown on the attached map. However, until such time as these improvements are constructed, the listed properties may be served by a temporary pump station and force main. This pump station must be located toward a northwest corner of the area so that it may be abandoned easily by the Lytle Creek Improvements. The force main would extend to an existing 12" gravity sewer main located to the west of Manchester Highway as shown on the attached map. The pumping station and force main would need to be sized to handle all anticipated post-developed flows upstream of the pumping station within the drainage basin. In pumping to this existing sewer, the property is considered to be within the Buchanan/Elam Road Sanitary Sewer Assessment District and will be charged an assessment of \$1000.00 per single-family unit in addition to the current connection fees.

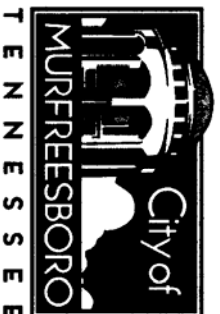
All on and off-site sewer main improvements and all off-site easements needed to serve the subject property are to be installed and acquired respectively by the Developer in accordance with the Development Policies and Procedures of the Murfreesboro Water & Sewer Department. The Department will not accept or review construction drawings until such time as an executed easement document or written agreement between the Developer and Grantor is presented to the Department, or City Council approves exercising eminent domain for all required water and sewer easements.

### STORM WATER QUALITY

Nearly all of the subject area lies within the Lees Spring Branch watershed. Lees Spring Branch is a state and federally recognized impaired water (habitat loss and excessive sediment). Stormwater concept and management plans must detail water quality impacts to result from land development. Approximately 50% of the acreage is overlain by silty-loam soils and offers good opportunity for infiltration of storm water. Development designs should maintain existing site hydrology insofar as possible.

pc: Joe Kirchner  
Darren Gore  
Robert Haley

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## INTER-OFFICE MEMORANDUM

**DATE:** March 13, 2006

**TO:** Margaret Ann Ely, Planner

**FROM:** Chris Griffith, <sup>cc</sup>City Engineer

**SUBJECT:** Annexation Request Along Manchester Highway

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In response to your memo dated March 1, 2006 we have reviewed the topographic map of the site and find that the site generally drains to the northwest into Lees Spring Branch of Lytle Creek. A small portion of the eastern part of the study area appears to drain eastward into Lytle Creek. Detention and/or consent to drain will be required with future development plans.

A review of local maps indicates that numerous closed depressions, sinkholes, sinking streams and other karst features exist in and adjacent to the study area. Permits from the State of Tennessee may be required for modifications to these features in conjunction with the development plans. In addition, plans for any development should consider the impact on these features.

Maps also indicate the likely presence of wetlands and/or streams, which may be waters of the State and would be regulated by the State of Tennessee. Permits from the State may be required for modifications to the aquatic resources in conjunction with development plans. In addition, it appears that the contributing drainage area of some of the streams exceeds 100 acres and others may be classified as waters of the State. In accordance with the proposed Water Quality Protection Area ordinance, an undisturbed zone of 35 to 50 feet may be required along these features as development plans are reviewed.

The subject property is bordered by both Manchester Highway and Dilton-Mankin Road. Both roads are on the 2025 Major Thoroughfare Plan. The developer will be required to dedicate R.O.W. and escrow for the proposed improvements. Please contact me if you have any questions.

C: Sam Huddleston  
File